

Board of Architectural Review

DATE: May 29, 2015
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief PN (for JS)
FROM: Kelly O'Brien, AICP, BAR Liaison KO
SUBJECT: **10390 Fairfax Blvd – dfurniture galleries**

ATTACHMENTS: 1. Relevant Code Sections
2. Plans

Nature of Request

1. Case Number: 15050112
2. Address: 10390 Fairfax Blvd
3. Request: Façade modifications
4. Applicant: dfurniture galleries
5. Applicant's Representative: Waheed Baderzada
6. Zoning: C-2, Highway Corridor Overlay District

Staff Comments

Background and Proposal:

D furniture galleries is located in the Fairfax Shopping Center on Fairfax Boulevard across from the intersection with University Drive. The center was last remodeled in 1977 with the addition of the mansard roof with "golden tan" shingles along portions of the center. Staff did not find records for any other façade changes to the center other than the demolition of a portion of the building damaged by fire and the installation of a temporary screening wall.

Staff was alerted that the façade of the applicant's tenant space had been painted. Staff alerted the management company that BAR approval was required. The applicant is requesting approval of the façade changes completed including painting of the brick façade and modifications to the arcade columns and trim.

Analysis:

Colors for use on buildings and signs should be selected for their compatibility with the natural features and existing development found in and adjacent to the corridors. Conversely, colors intended to attract attention detract from efforts to improve the appearance of the streetscape, and should be used sparingly, perhaps as accent colors.

The applicant has not submitted a paint sample at the time of this report. The color rendering that was submitted with the application does not appear to match what was completed on site. The rendering

shows a lighter base color and a matching dark brown cap on the top of the walls that has not been installed.

What exists today is a building painted a color very similar to the brick color that existed. As the rendering is what was submitted for BAR review, staff is basing recommendations of approval on the rendering and not as the building exists today.

Staff feels the rendering and colors shown thereon are preferred to the color that was actually painted on the building and would like to see the brown cap added.

RECOMMENDATIONS

The proposed plan is generally consistent with the City's design criteria. Staff therefore recommends that the application be approved with the following conditions:

1. The proposed construction, materials, and colors shall conform to the rendering provided by the Applicant on May 19, 2015, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. The applicant shall supply staff with a paint sample to match the rendering for approval prior to repainting the building.
3. Façade or site changes installed/constructed prior to review by the Board of Architectural Review shall be issued zoning violations and may be subject to fines or other enforcement.

ATTACHMENT #1

Relevant Code Sections

Sec. 110-1071. Designation of districts.

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

Sec. 110-1072. Approval required for improvements.

(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.

Sec. 110-915. Powers and duties.

The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.

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Community Dev & Planning



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EXISTING CONDITIONS





